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the open-book-take-home exam. You get to go home and write up the exam and borrow from your colleagues and free to use the Internet and then come home and say that you passed the exam. What this does, it says well, if we're not going to use self-certification, then we strike that, we repeal it. We will, for a year, use the department's authority for random CPA audits. The land title folks know this, they accept this. I don't expect this to be done unless maybe there's a source of concern. The department has the random power to do this and in...a land title agency would have to pay with a CPA audit. But as of January 1, 2004, we will move to a place where there will be an annual CPA audit, unless we come up with something better. Why? Because this summer we'll have an interim study and we'll continue to refine that body of ideas brought to us by the Department of Insurance. I think it would be fair to say that the administration generally would like to see something done in this area. I would think it's fair to say that the Land Title Association has accepted and will live with these two proposals, and it's fair to say that the members of the committee have enough faith to jointly cosign this amendment, who would ask for its adoption to LB 1139. Thank you.

SPEAKER KRISTENSEN: Debate on the motion to return, Senator Beutler.

SENATOR BEUTLER: Senator Kristensen, I just wanted to say thank you to Senator Landis for moving ahead in this whole area and for getting something in place this year because I think it's going to be important to your constituents and the public perception for them to see that although we couldn't deal with the whole of the problem at this particular point in time, we did deal with...we have dealt with part of it. And I think you can tell your constituents that with regard to the regular homeowner and his or her transaction where they are getting title insurance, what Senator Landis is putting in, and what you will put into law if you pass this, will go a long ways towards protecting the regular homeowner and the small person. The one large area that's left open, and you should warn your constituents involved in this, to continue to protect themselves in terms of where they deposit their money, but it's the whole area of what's called the 1031 transaction. This is an IRS tax